

## LOCATION

- Located in arguably the most desired neighbourhood on Bowen
- Stunning views over Deep Bay with views to West Vancouver and the mountains
- Spend hours watching the ferries and the boats in the bay
- Just meters to neighbourhood Pebbly Beach with excellent swimming
- A short walk to Crippen Park and hours of hiking trails
- Less than a 10 minute walk to the ferry, and the amenities in Snug Cove
- Easy walk to the public school
- Quiet location on a cul-de-sac
- House faces southeast and gets excellent sunlight year round

## FEATURES

- Currently configured as 2 separate living spaces:
  - 1 bedroom/1 bathroom on the main floor plus a 2<sup>nd</sup> bedroom on the lower floor
  - Separate entrance 2 bedroom/1 bathroom guest suite on the lower floor
- Lower floor unit currently operating as a licensed short term rental
- Separate private, and fully-fenced outdoor spaces for each unit
- Multiple covered outdoor areas for use year round
- Recently and significantly updated
- Ample storage

## RECENT UPDATES

- New windows
- New kitchen and bathroom on the main floor
- New Duradeck decks and railings
- New Heat Pump and new hot water tank in 2022
- New siding, soffits and gutters
- New attic insulation
- 30-amp electric car charger added
- WETT-certified woodburning fireplace insert
- 2021 survey available
- Septic recently inspected
- New light fixtures
- New aluminum stair railing (matches outside)

## GUEST SUITE UPDATES

- New kitchen countertops and backsplash
- 6" bleached pine tongue & groove ceilings
- New closet organizer in bedroom
- New solid core door access to rest of house
- New entry closet
- New fireplace surround and mantel